

NOW LEASING

H & S CORPORATE PARK

3477-3491 NEW TOWN BLVD., ST. CHARLES, MO 63301



Be a part of our newest *Warehouse/Showroom & Office Park* consisting of three buildings (35,200 s.f.). A **PRIME** location for your business, convenient to Hwy 370 and New Town Centre Development.

- 1,500 – 12,000 s.f. available
- Drive in & dock doors available
- 100% Climate Control
- 20% office finish
- Ample Parking (119)

2002 TRAFFIC COUNT

Hwy 370/94	57,047
Hwy 370/New Town Blvd & Elm	57,144

2000 TRAFFIC COUNT

Hwy 370/Earth City Express Way	51,352
Hwy 370/Missouri River	48,003

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population 2003	584	24,623	167,520
Est. Population 2008	637	26,681	73,373
HH Income 2003	\$35,340	\$59,374	\$51,614
Est. HH Income 2008	\$39,590	\$68,599	\$60,201

Exclusive Leasing and Managing Agent:

 **Corporate
Group** INC.

2500 Old Hwy 94 South, Suite 200
St. Charles, Missouri 63303
Ofc. (636) 946-0761 Fax (636) 946-6745
www.corporategrp.com